

Shepway Two Ltd



ARRAS WAY

FOLKESTONE



ARRAS WAY

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‘Designed for Living’

Arras Way is a superb example of a traditional build style and state of the art technology working in synergy to create a very modern and comfortable living experience.

This exclusive development offers renewable heating technology, upgraded insulation and electric charging points to each house resulting in low running energy costs across the scheme.

Stylishly designed with contemporary kitchens and bathrooms, this is a development that stands out, with the vibrant and regenerated coastal town centre of Folkestone just a short walk away and a wealth of transport links on your doorstep.

The landscaped communal gardens help maintain the feeling of community life that this fantastic location offers.



ARRAS WAY

FOLKESTONE



An exclusive development of 1 & 2 bedroom apartments and 2 & 3 bedroom homes, set in the vibrant and regenerated coastal town centre of Folkestone

Computer generated image of Arras Way

Vibrant coastal living

The regeneration of Folkestone has been underway for a few years now and involves everything from the new creative quarter and bustling town centre to improved transport links and the massive redevelopment project along the seafront.

The Folkestone Triennial Festival, founded in 2008 happens every 3 years and draws international artists that exhibit their creativity around the town.

There are regular sporting activities available in around the town and seafront including kayaking and stand up paddle boarding. The Coastal Park attracts runners, walkers, and cyclists as they take the paths through the landscaped gardens and promenade. There is also a new development opening later this year that includes the world's first multi storey skate park in the centre of town. The building will also house a boxing gym, a climbing wall and bouldering room.



You can discover some of the best places to eat and drink along the Kent coast from delicious Argentinian street food to the renowned Dr Legumes vegan restaurant. The famous Rock salt restaurant and magical Lighthouse Champagne bar take prime position on the Harbour Arm. The old high street within the colourful creative quarter is the perfect place to meander around a delightful array of independent boutiques, coffee shops and art galleries.





Day to day living

Arras way is perfectly positioned for residents to enjoy the smooth running of day-to-day life. With a selection of nurseries, primary and secondary schools dotted around Folkestone. Arras Way is also conveniently located for local bus routes and Folkestone central train station which has high speed links to London in less than an hour. For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Eurotunnel.



The name for the development is in keeping with and inspired by the already established Walter Tull Way, which takes its name from a true British hero during the First World War who overcame prejudices at a time to exceed in his sporting career and army life. Arras is a town in France where numerous battles were fought in and around this time of conflict.



ARRAS WAY

FOLKESTONE

Location & Site Plan



Folkestone Central Train Station to Central London

 54 minutes by train

Arras Way to M25

 1 hour drive via M20

Arras Way to Dover

 15 minute drive via A20

House Plots 1-5:
Shared Ownership

Middlesex House Plots 18-26:
Affordable Rental Units

Arras Way to Folkestone Central Train Station

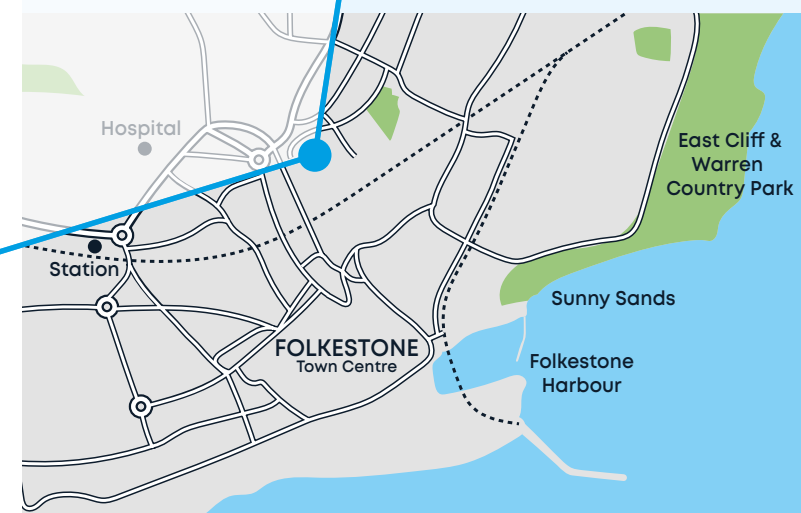
 14 minute walk

Arras Way to Folkestone Harbour

 13 minute walk

Arras Way to Tesco Express Supermarket

 5 minute walk





Arras Way
Somme House



Computer generated image of Arras Way

APARTMENT | TYPE 1

Plots 27, 28(h), 34, 35(h), 41 & 42(h)

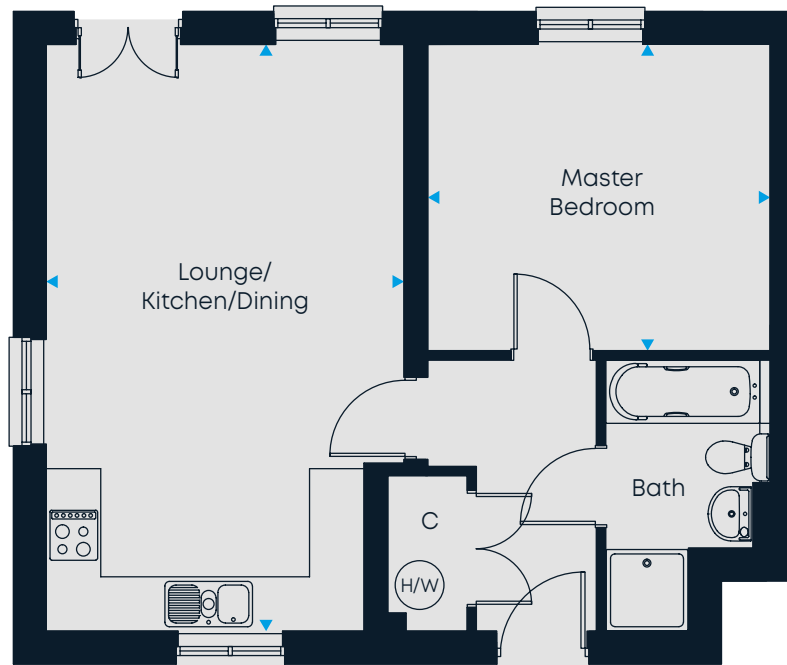
Lounge/Kitchen/Dining 6.5m x 3.9m 21'4" x 12'10"

Master Bedroom 3.8m x 3.4m 12'6" x 11'2"

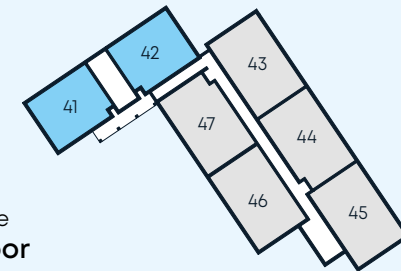
Kitchen window to plots 27, 34 & 41 only.

Lounge doors to Juliet balcony are replaced with a window on plots 27 & 28.

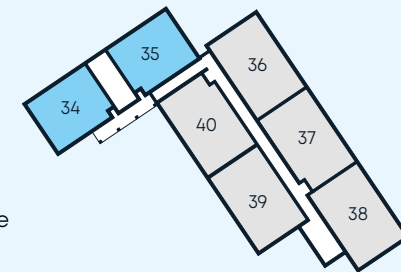
Dining window is positioned closer to the Lounge on plots 27 & 28.



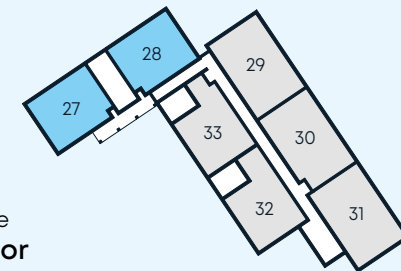
Somme House
Second Floor



Somme House
First Floor



Somme House
Ground Floor



APARTMENT | TYPE 2

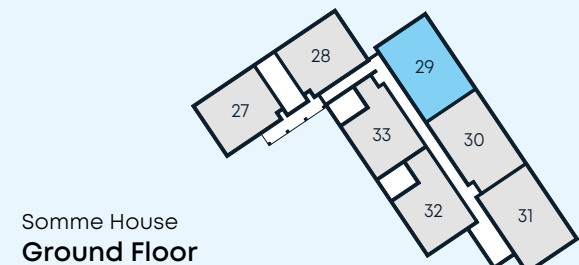
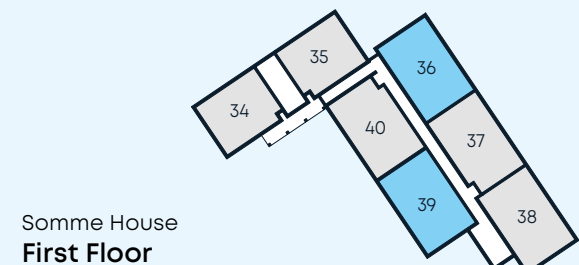
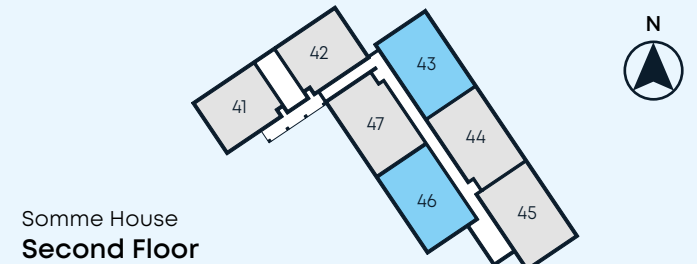
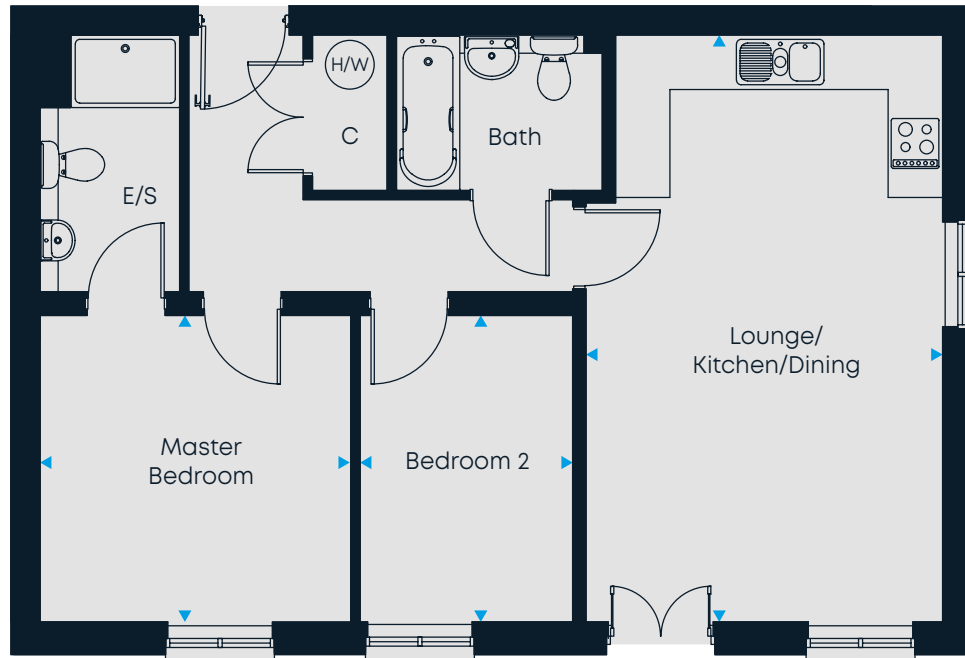
Plots 29, 36, 39, 43 & 46

Lounge/Kitchen/Dining	6.5m x 3.9m	21'4" x 12'10"
Master Bedroom	3.4m x 3.4m	11'2" x 11'2"
Bedroom 2	3.4m x 2.3m	11'2" x 7'7"

Lounge doors to Juliet balcony are replaced with a window on plot 29.

Dining window is positioned closer to the Lounge on plots 29, 39 & 46

Lounge doors to Juliet balcony & window configuration is switched on plots 39 & 43.



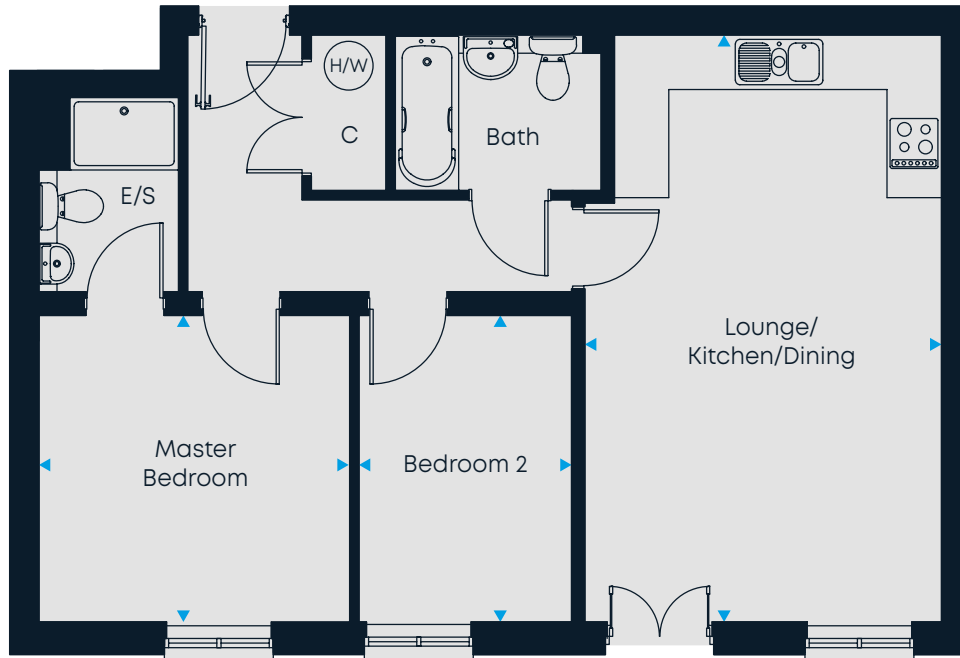
APARTMENT | TYPE 3

Plots 30, 37, 39, 40, 44 & 47

Lounge/Kitchen/Dining	6.5m x 3.9m	21'4" x 12'10"
Master Bedroom	3.4m x 3.4m	11'2" x 11'2"
Bedroom 2	3.4m x 2.3m	11'2" x 7'7"

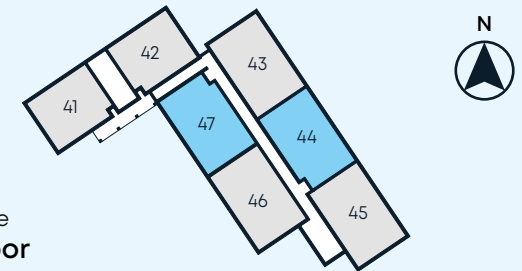
Lounge doors to Juliet balcony are replaced with a window on plot 30.

Lounge doors to Juliet balcony & window configuration is switched on plots 40 & 44.

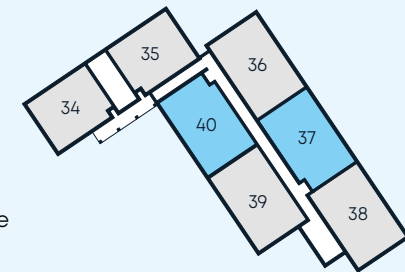


Floor plans, dimensions and disclaimers are included for guidance only and may be subject to revision during construction. C - Cupboard, W - Wardrobe, E/S - En-Suite, H/W - Hot Water Cylinder. Dimensions taken from ▶.

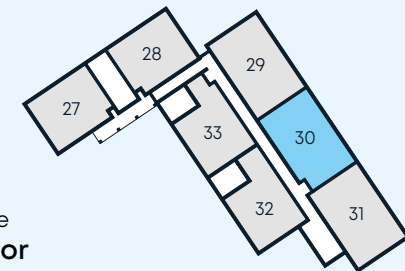
Somme House
Second Floor



Somme House
First Floor



Somme House
Ground Floor



APARTMENT | TYPE 4

Plots 31, 38 & 45

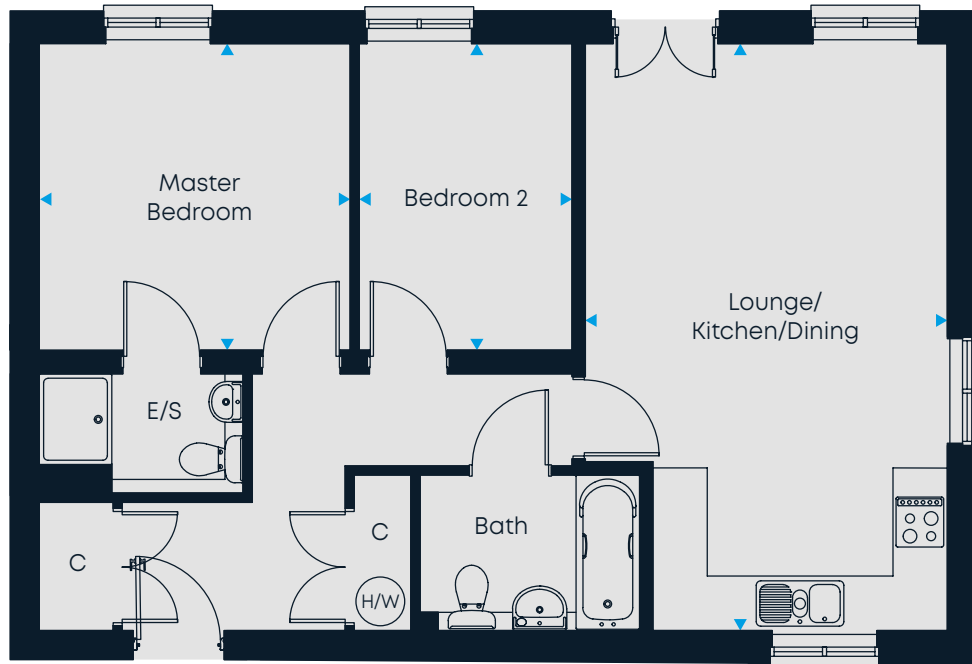
Lounge/Kitchen/Dining 6.5m x 4.0m 21'4" x 13'1"

Master Bedroom 3.4m x 3.4m 11'2" x 11'2"

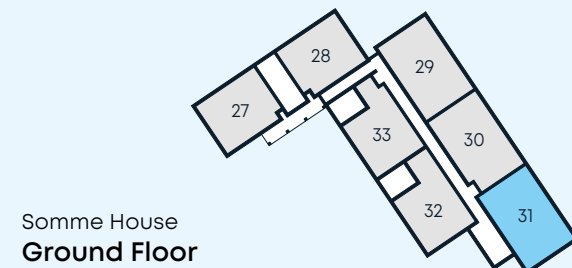
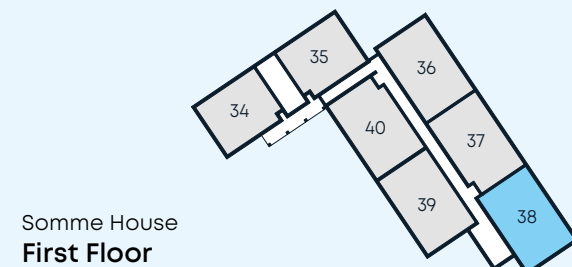
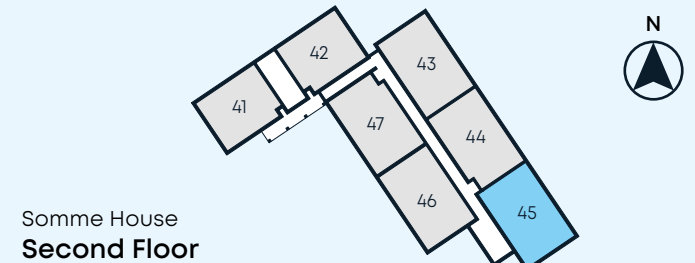
Bedroom 2 3.4m x 2.3m 11'2" x 7'7"

Lounge doors to Juliet balcony are replaced with a window on plot 31.

Lounge doors to Juliet balcony & window configuration is switched on plot 45.



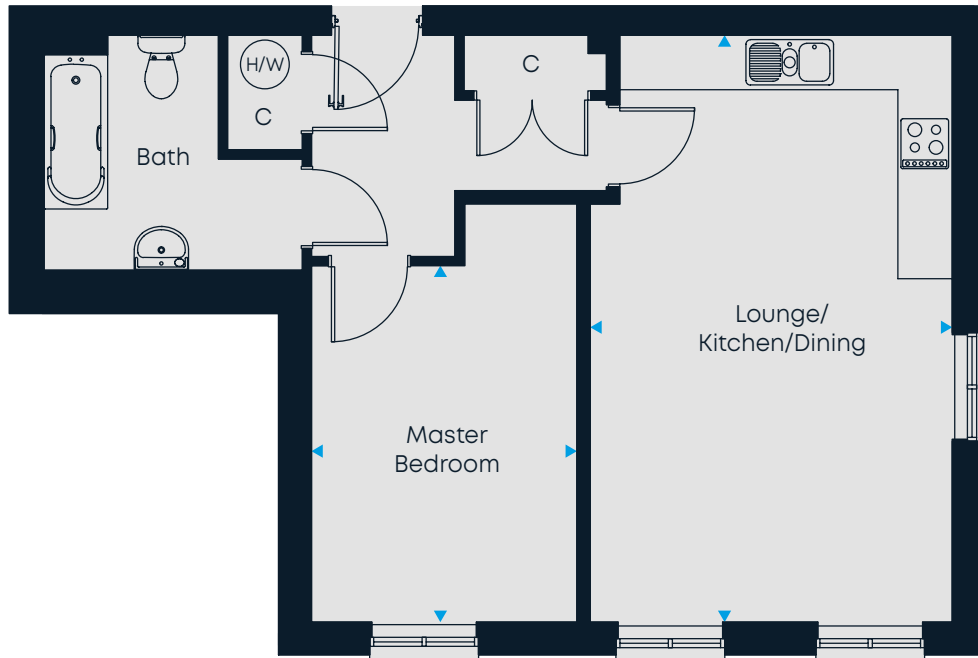
Floor plans, dimensions and disclaimers are included for guidance only and may be subject to revision during construction. C - Cupboard, W - Wardrobe, E/S - En-Suite, H/W - Hot Water Cylinder. Dimensions taken from ▶.



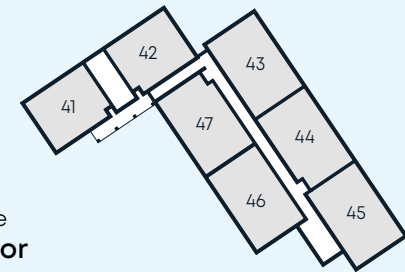
APARTMENT | TYPE 5

Plot 32

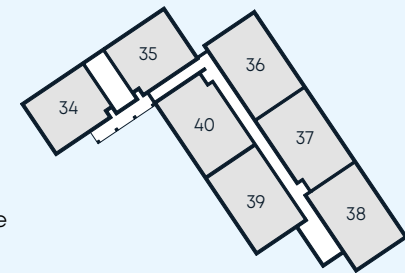
Lounge/Kitchen/Dining	6.5m x 4.0m	21'4" x 13'1"
Master Bedroom	3.9m x 2.9m	12'10" x 9'6"



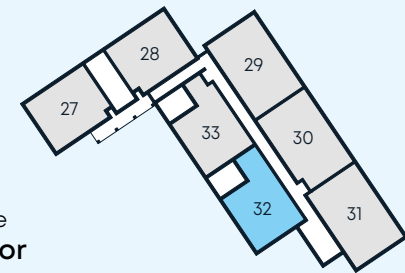
Somme House
Second Floor



Somme House
First Floor



Somme House
Ground Floor

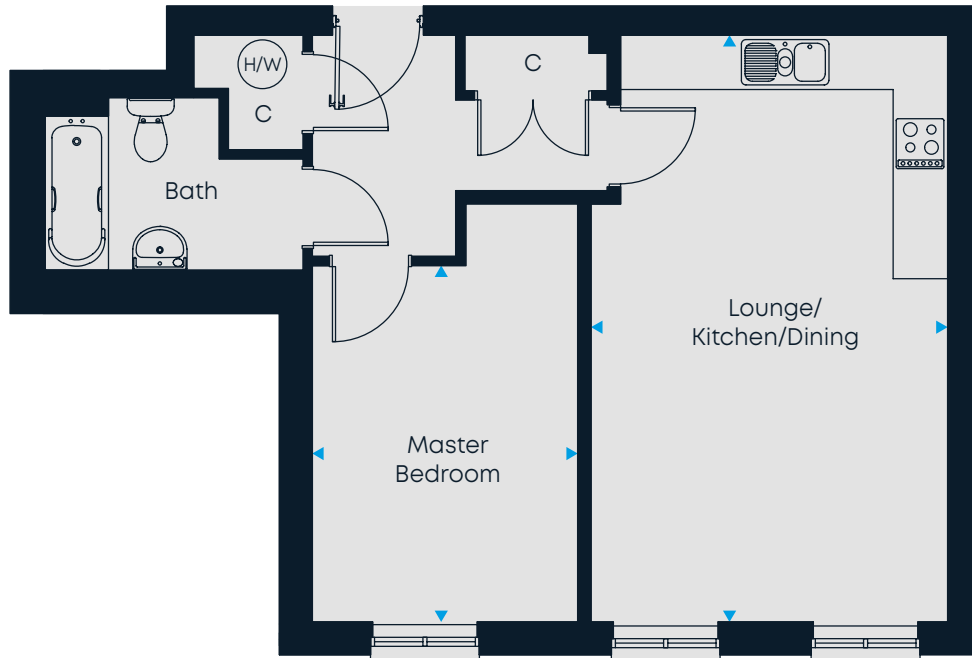


Floor plans, dimensions and disclaimers are included for guidance only and may be subject to revision during construction. C - Cupboard, W - Wardrobe, E/S - En-Suite, H/W - Hot Water Cylinder. Dimensions taken from ▶.

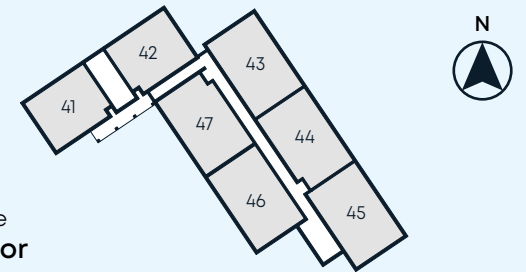
APARTMENT | TYPE 6

Plot 33

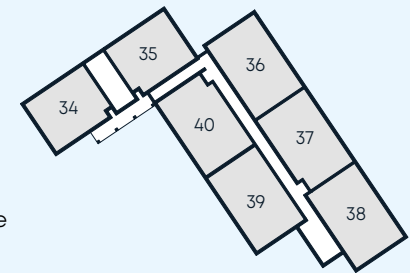
Lounge/Kitchen/Dining	6.5m x 3.9m	21'4" x 12'10"
Master Bedroom	3.9m x 2.9m	12'10" x 9'6"



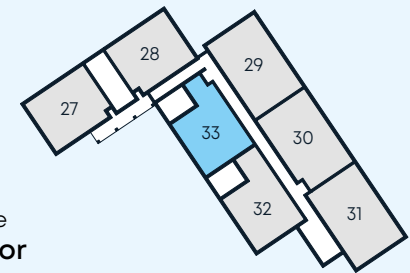
Somme House
Second Floor



Somme House
First Floor



Somme House
Ground Floor



Floor plans, dimensions and disclaimers are included for guidance only and may be subject to revision during construction. C - Cupboard, W - Wardrobe, E/S - En-Suite, H/W - Hot Water Cylinder. Dimensions taken from ▶.



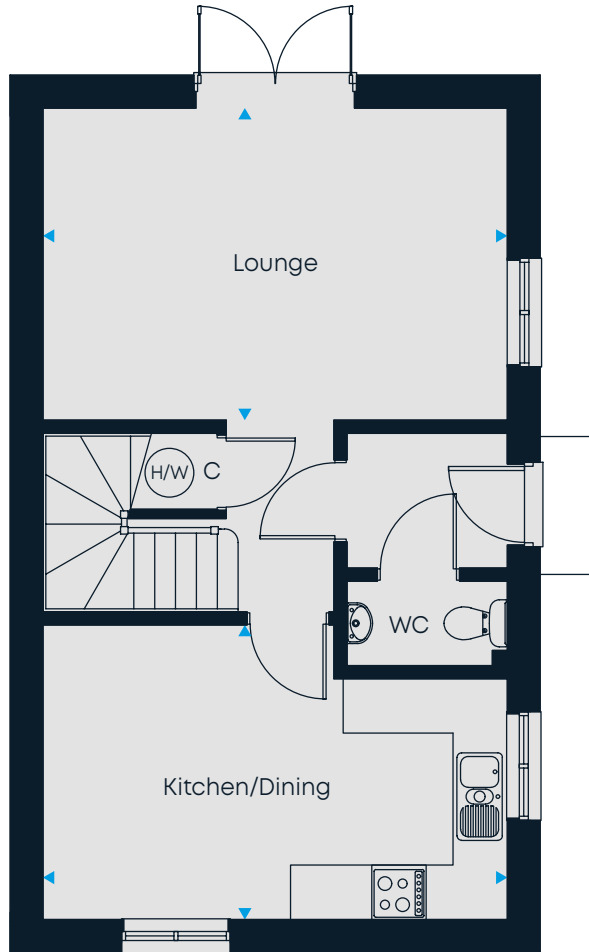
Arras Way
Houses 14-17



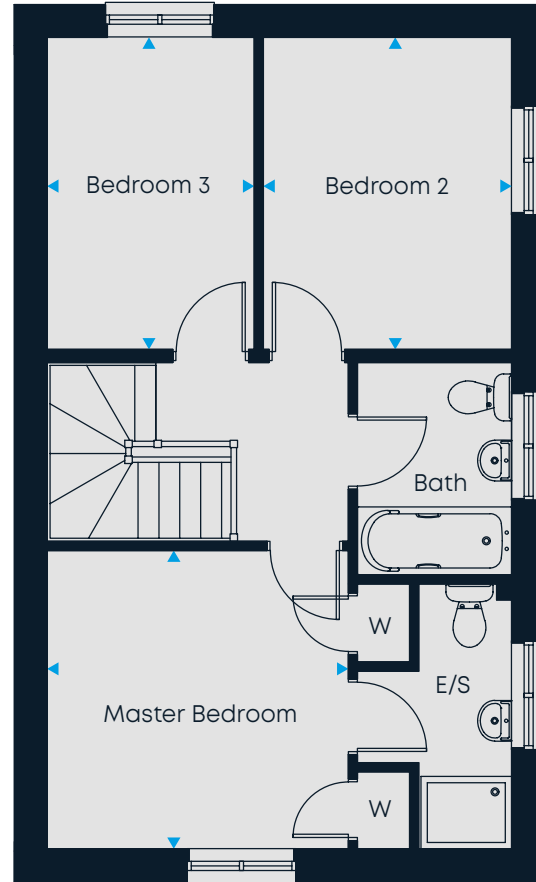
Computer generated image of Arras Way

HOUSE | TYPE 1

Plot 14



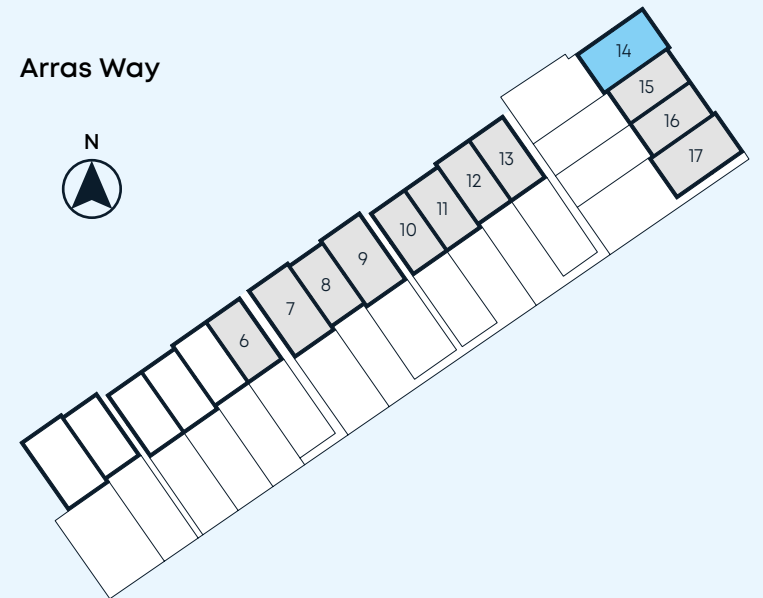
Ground Floor



First Floor

Lounge	5.1m x 3.4m	16'9" x 11'2"
Kitchen/Dining	5.1m x 3.2m	16'9" x 10'6"
Master Bedroom	3.3m x 3.3m	10'10" x 10'10"
Bedroom 2	3.4m x 2.7m	11'2" x 8'10"
Bedroom 3	3.4m x 2.3m	10'2" x 7'7"

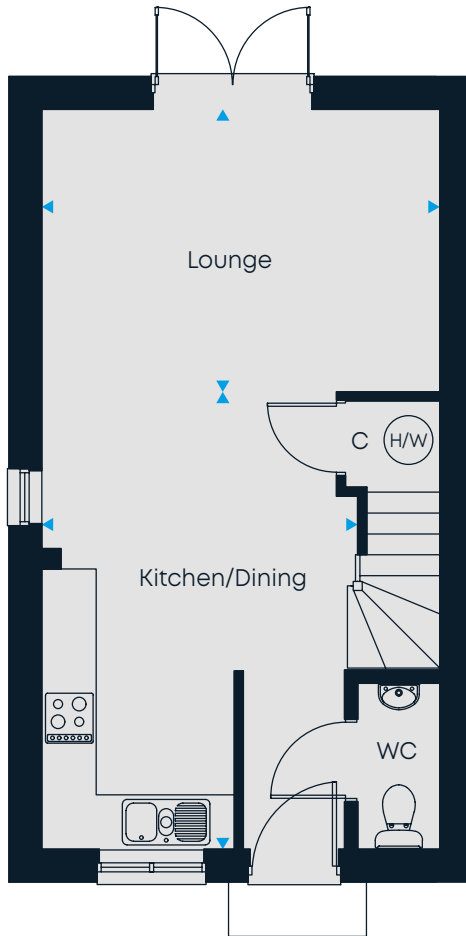
Arras Way



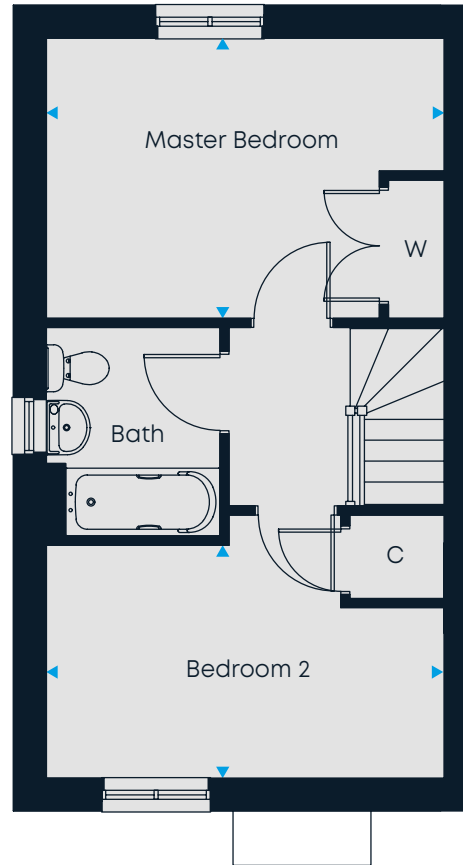
Arras Way

Houses 1-6





Ground Floor



First Floor

HOUSE | TYPE 2

Plots 6(h), 8(h), 10(h), 11(h),
12(h), 13(h), 15 & 16

Lounge	4.4m x 3.1m	14'5" x 10'2"
Kitchen/Dining	5.0m x 3.5m	16'5" x 11'6"
Master Bedroom	4.4m x 3.1m	14'5" x 10'2"
Bedroom 2	4.4m x 2.6m	14'5" x 8'6"

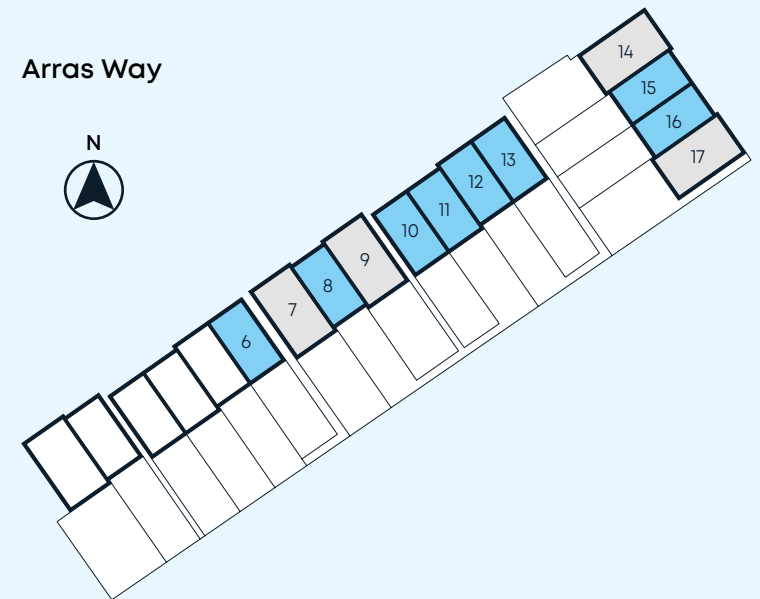
Dining Room has a window to plot 10 only.

Bathroom has a window to plot 10 only.

* W/C has a window to plots 6 & 13.

+ Staircase has a window to plots 6 & 13.

Arras Way

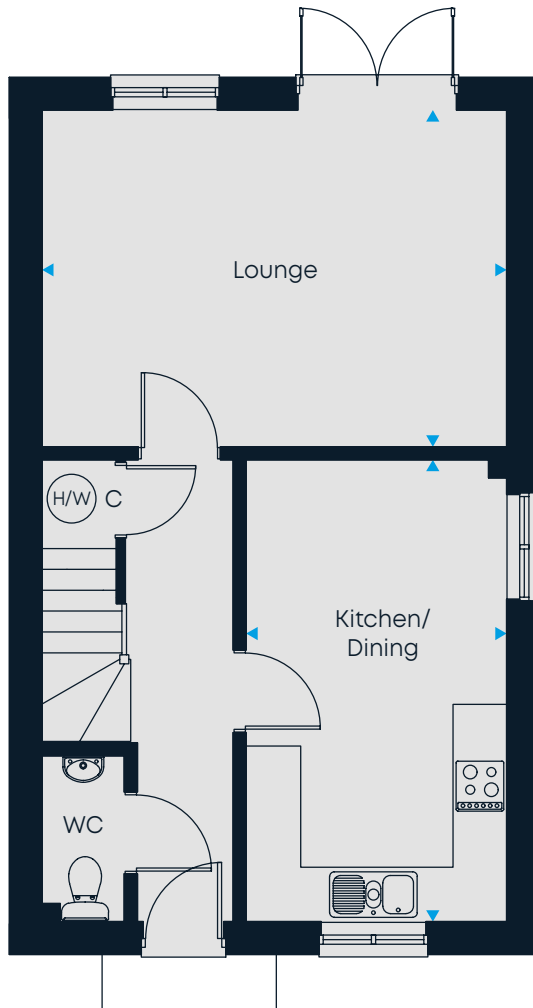


Arras Way
Houses 7-13

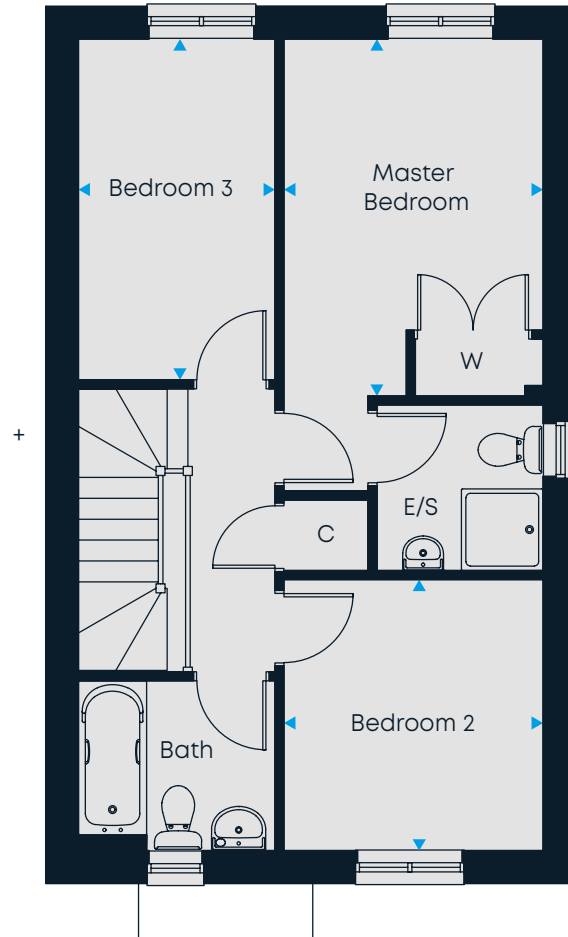


HOUSE | TYPE 3

Plots 7, 9 & 17(h)



Ground Floor



First Floor

Lounge	5.1m x 2.9m	16'9" x 9'6"
Kitchen/Dining	5.1m x 3.7m	16'9" x 12'2"
Master Bedroom	3.9m x 2.9m	12'10" x 9'6"
Bedroom 2	3.0m x 2.9m	9'10" x 9'6"
Bedroom 3	3.8m x 2.2m	12'6" x 7'3"

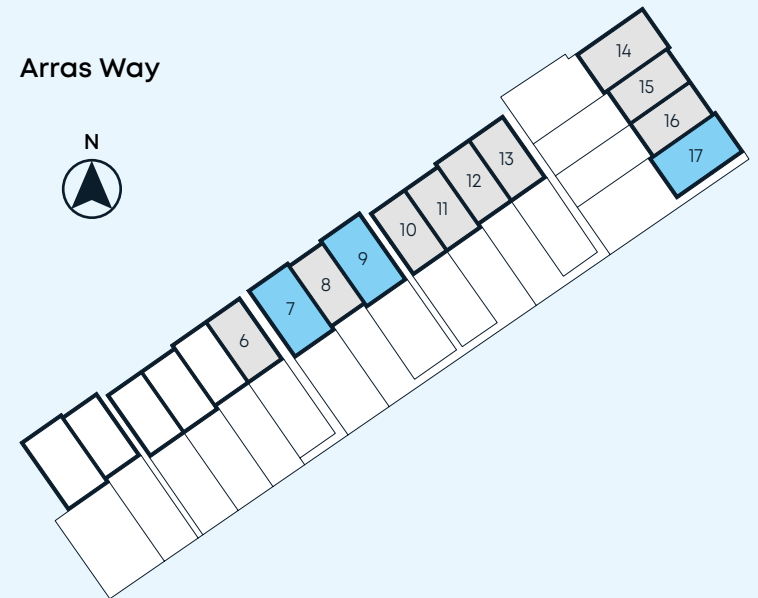
No dining room window to plot 9.

No En-suite window to plot 9.

* W/C has a window to plot 9 only.

+ Staircase has a window to plot 9 only.

Arras Way



Property Specifications

Kitchen

- Classic, stylish kitchens with soft-close mechanism to drawers and doors.
- 40mm laminated co-ordinated worktop.
- 4 Zone electric hob to 1 and 2 bedroom units.
- 5 Zone electric hob to 3 bed units. (Layout dependent)
- Stainless steel oven.
- Extractor hood to suit electric hob. (Layout dependent)
- Free standing appliances. (Washer/Tumble dryer)
- Integrated appliances. (50/50 fridge freezer)
- Stainless steel 1/1/2 bowl sink with chrome mixer tap.

Electrical & Lighting

- Brushed chrome accessories to kitchen.
- LED down lighters to kitchens, bathrooms, & en-suites.
- Low energy pendant light to all other rooms.
- Media plate to living room.
- TV and BT points to master bedroom.
- Lighting to front and rear of dwelling.

Bathroom & En-suites

- White bath with chrome filler/ mixer taps. (Plot specific)
- Wash basin with semi/full pedestal and chrome mixer taps.
- Back to wall close coupled toilet with soft closing seat.
- Low-profile shower tray with fixed and flexible shower head. (Plot specific)
- Heated chrome towel rails to en-suite and bathrooms. (Via heating system only)
- Choice of wall tiling to bathroom, en-suite & cloakroom.

Internal finishes

- White finished panel doors with brushed chrome ironmongery.
- Quality white finished staircase.
- Gloss white paint to all internal joinery.
- Almond white matt emulsion to walls.
- White matt emulsion to ceilings.

Heating & Hot Water

- Vaillant aroTHERM plus air source heat fitted externally with Vaillant hot water storage cylinder.
- Underfloor heating to ground floors. (Houses only)
- Softline radiators to all other rooms.

External Features

- Timber pergola to car parking for some apartments.
- Allocated car parking to all plots (As per site layout plan)
- Timber sheds to all houses.
- Hard & soft landscaping areas. (As per external finishing plan)
- External Taps. (Houses only)
- Rear gardens turfed.
- Front gardens turfed or planted (As per landscaping plan)
- Houses – Red multi stock with brick feature panels.
- Apartments – Buff brickwork with brick features panels.
- Traditional contemporary style anthracite front doors with glazed panel. (Plot specific)
- All external windows and doors anthracite externally and White uPVC internally.

Warranty

- All properties include a 10-year structural warranty with Premier Warranty.



Arras Way Help to Buy



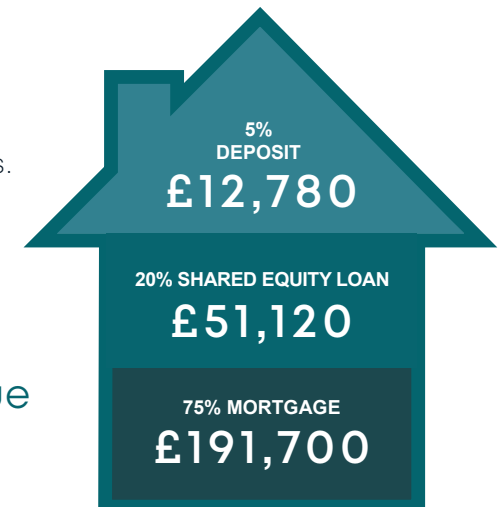
Backed by
HM Government

The government has created the Help to Buy Scheme in order to ensure that hard working people are able to purchase their own home.

If you are taking your first step onto the property ladder, Help to Buy could make buying your own home more affordable, helping you buy a brand-new home sooner than you think.

- You only need a 5% deposit.
- The Government lends you up to 20% of the value of the property.
- The equity loan is interest-free for 5 years, making your ideal home more affordable.
- You then need to secure a 75% mortgage.
- You can reserve your home now for as little as £500 with Help to Buy.
- Subject to eligibility, terms and conditions.

Example house value
£255,600





Shepway Two Developments in partnership with Dwyer Engineering Services Ltd

Dwyer Engineering Services Limited (Dwyer) was established in 1990, to carry out groundworks and civil engineering in the South East, including constructing new build developments in Kent since 2012.

Shepway Two developments have contracted Dwyer to carry out the design and build of this exciting new development in Arras Way, Folkestone.

Dwyer is a family run business, committed to building sustainable new developments with quality at the forefront, using quality suppliers and materials plus offering the benefits of extended warranties and using new technology to benefit each new home owner.



Foundation Estate Agents are a family run, multi award winning, independent estate agent with a reputation for outstanding property marketing and customer service. We sell town, village and distinctive homes in Faversham, Canterbury, Whitstable and across the whole of East Kent.

With a passion for property and unrivalled experience across East Kent, the team at Foundation have 150 years of collective experience between them and are focused on delivering exceptional service and making your property journey as successful and as stress-free as possible.

Combining our people focused customer service approach with the use of the latest technology and marketing, we deliver an estate agency experience that is friendly, efficient, convenient and most importantly, delivers results.

RESERVE YOUR
HOME NOW,
FOR AS LITTLE
AS £500 WITH
HELP TO BUY



Backed by
HM Government

FOR ALL ENQUIRIES
CALL 01227 752617

[foundationproperty.co.uk](https://www.foundationproperty.co.uk)



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premier
guarantee